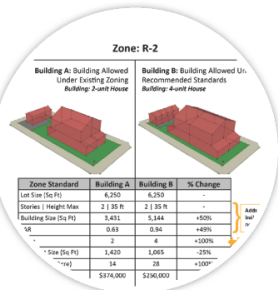


Cottage Cluster Housing Feasibility and Accessory Dwelling Unit (ADU) Studies



Moving from
Policy to Practice

MISSING MIDDLE HOUSING



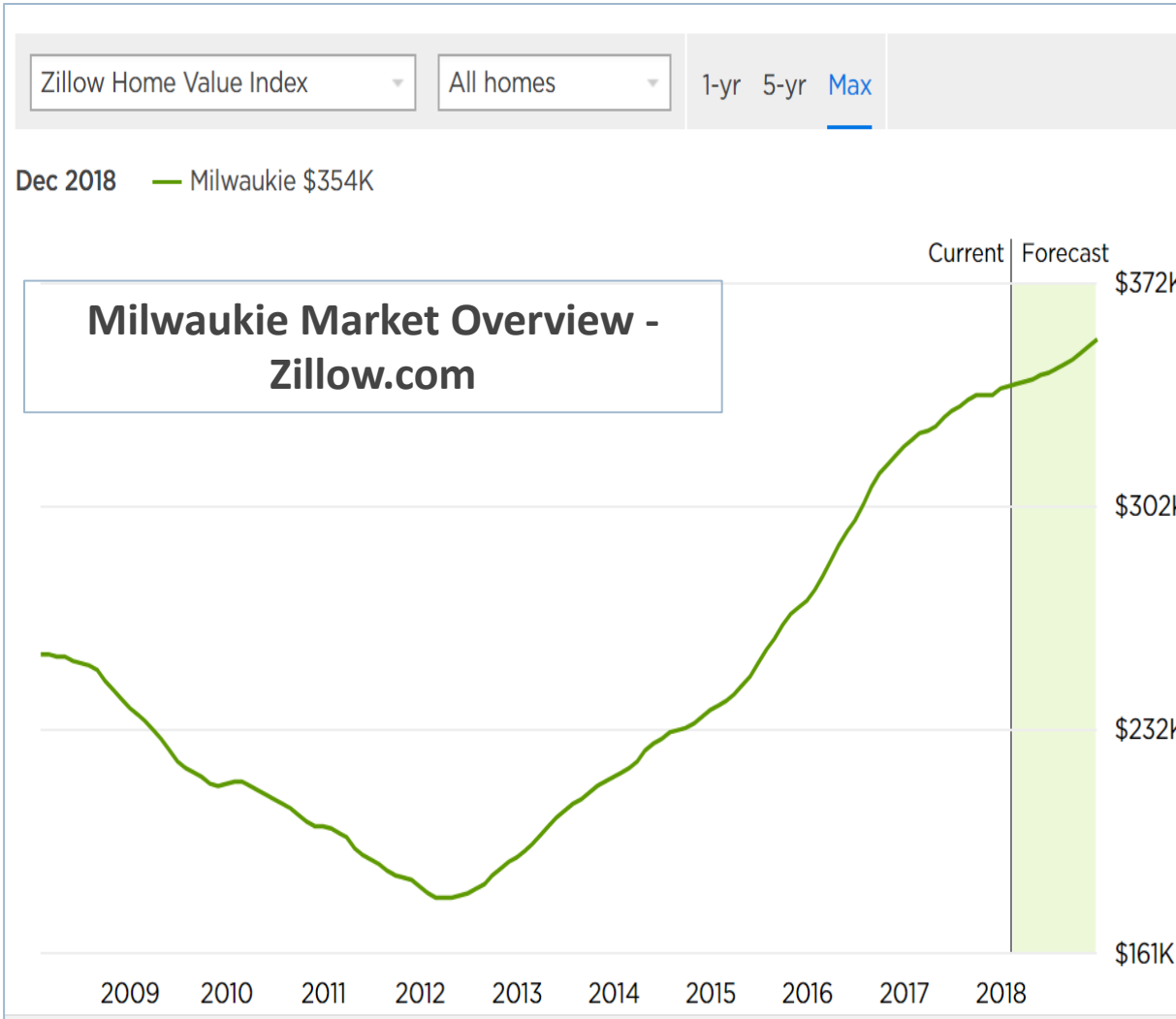
Orange Splot

Planning
Commission,
June 25, 2019



Milwaukie Cottage Cluster & ADU Study

The Project Problem



- Milwaukie has “Arrived”
- Limited housing options
- Fierce competition
- Residents priced out
- **24.5% of Milwaukie households spend over 50% of income on rent**

OPPORTUNITY

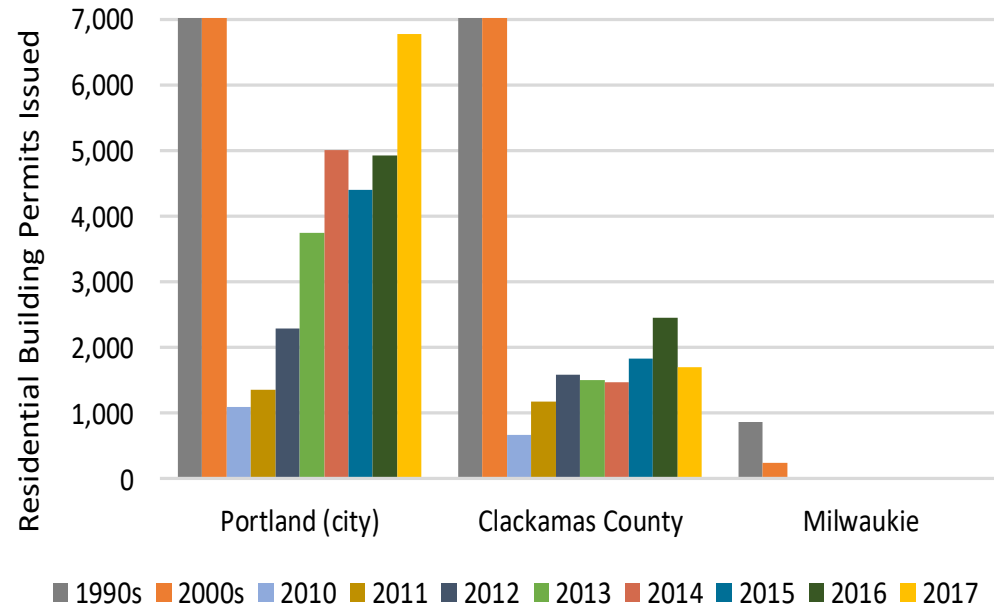
Capitalize on Market Strength to Expand Housing Options:

Affordable Units that Fit the Neighborhood

Market Analysis Results:

Cluster Housing & ADUs in Milwaukie, Oregon

- Housing demand is outpacing supply
- Need **55 to 60 new units per year for the next 5 years to keep up with demand**
 - 40 housing units added 2010-2017
- Only single family, a few ADUs, and apartments being built
 - Broader range of housing types needed
- Demand for ownership products will continue to dominate the Milwaukie housing market
- During the next five years, Milwaukie will continue to add first time home buyers, families with children, and retiree households



Residential Building Permits Issued Between 1990-2017:
Portland, Clackamas County & Milwaukie

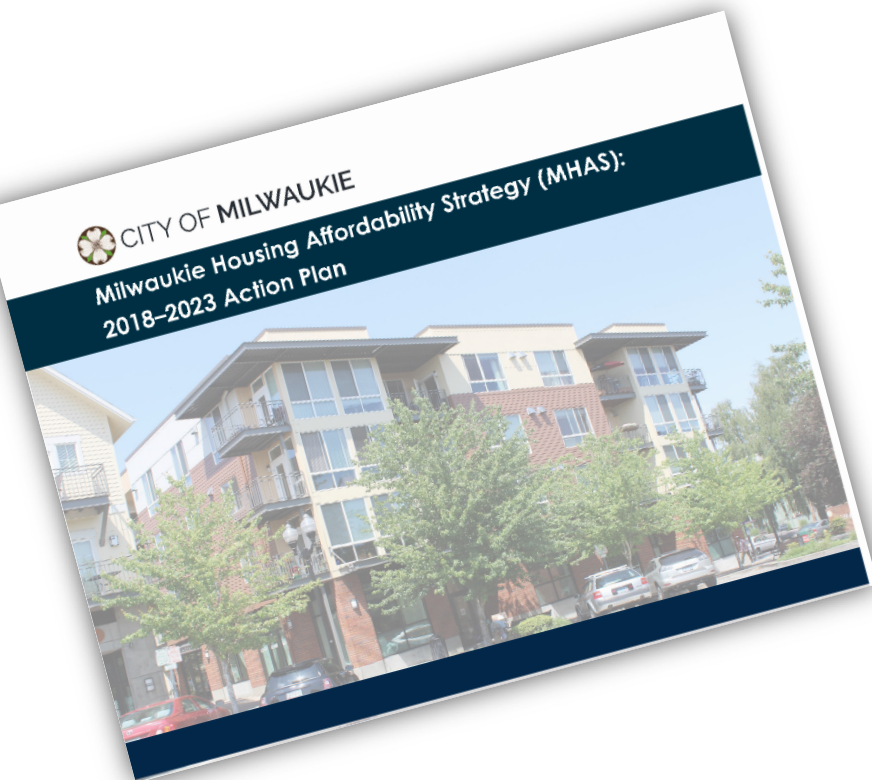




Milwaukie Cottage Cluster & ADU Studies

Project Overview:

Strategies for Workforce housing



Part of a Range of City Initiatives to Address Affordable Housing:

- Missing middle housing
 - Cottage clusters
 - Smaller, more affordable units
 - Density in a house form
 - Fits neighborhood context
 - Diversity of housing options
 - Affordability at multiple price points
-



Public Outreach

Stakeholders, Website, Newsletter & Open House

503.786.7555



NEIGHBORHOODS

COMMUNITY

BUSINESS

D

HOME » Cottage Cluster Feasibility Study

Cottage Cluster Feasibility Study

The City of Milwaukie ("the City") hired Cascadia Partners to provide support to City staff in implementing the terms of the Metro-funded Equitable Housing Strategies grant for cottage cluster housing. The Consultant will conduct financial feasibility analysis and preliminary site design work for up to four sites to assess their potential to provide a cottage cluster development for groups that have been identified by community partners as having a demonstrated need for equitable housing in Milwaukie.

Stakeholder Advisory Group (SAG)

On **June 26, 2018** we held our first Stakeholder Advisory Group (SAG) meeting to discuss Cottage Cluster Feasibility understanding, scope, roles, responsibilities, and engagement. Click the links and supporting documentation below to view additional resources.

SAG MEETING #1:

- [Agenda](#)
- [Meeting Summary](#)
- [SAG Membership as of August 1, 2018](#)
- [Performance Measures Draft](#)
- [Engagement Plan](#)
- [Milwaukie Progress Report Memo to Metro](#)
- [Additional Links:](#)
 - [Milwaukie Housing Analysis Needs](#)
 - [Additional Information about Cottage Clusters](#)
 - [Cottage Housing in Your Community](#)
 - [Cottage Community Zoning](#)
 - [Orange Splot LLC](#)
 - [The Cost of Affordable Housing: Does it Pencil Out?](#)



Luke Strait Selected as Milwaukie Police Chief



Following a competitive recruitment process, the City of Milwaukie selected current Milwaukie Police Captain Luke Strait as the next police chief. He will replace Steve Bartol, who is set to retire on April 15.

Strait has worked for the Milwaukie Police Department (MPD) for the past 23 years. During that time, he has served in a variety of roles, including patrol officer, both a general assignment detective and drug and gang detective, patrol sergeant and the operations captain. Strait has also worked on the Clackamas County SWAT team for the past seven years.

As police chief, Strait intends to focus on cultivating partnerships and building stronger relationships between the MPD and the community. He also plans to reevaluate how the MPD's internal processes compare to national best practices. Over the next few months, Strait will also meet with each member of his department, as well as neighborhood representatives, key community members and city staff to determine how the MPD is performing overall.

For more information about the MPD, visit www.milwaukieoregon.gov/police.

The Future of Housing in Milwaukie

The City of Milwaukie and Clackamas County present "The Future of Housing in Milwaukie," a series of community meetings that will discuss changing housing needs over the next several years.

Middle Housing Options in Milwaukie Open House *April 3, 5:30-7:30 p.m. Public Safety Building, 3200 SE Harrison St*

The city is hosting an interactive open house where a project team will provide visual recommendations to facilitate and encourage development of accessory dwelling units and cottage clusters in Milwaukie. These are two types of middle housing, a term used for housing that is typically multi-unit or clustered housing types, comparable in scale with single-family homes. They are intended to help meet the growing demand for walkable, urban living, and provide diverse and affordable housing options. Come learn more about these housing types and provide feedback on the proposed recommendations! Drop by any time between 5:30 to 7:30 p.m. Light refreshments provided. Learn more about this project at www.milwaukieoregon.gov/housingaffordability/housing-projects.

Comprehensive Plan Update: Housing Chapter Town Hall *April 18, 6-8 p.m., Waldorf School (2300 SE Harrison St)*

Be part of the conversation around policy updates to the city's 30-year old housing chapter. What's missing? What's outdated? How does the community want to address housing in Milwaukie for the next 20 years? Light refreshments and childcare are provided. Please RSVP by emailing plan@milwaukieoregon.gov and indicate if childcare is needed. Learn more about the Comprehensive Plan update at www.milwaukieplan.com.

Hillside Master Plan: Design Concepts Open House *May TBD, 6:30-9 p.m., Ardenwald Elementary, 8950 SE 36th Ave*


Working off the input from the design workshop in February, various design concepts by the county's architecture firm will be presented to the public. Come help narrow down the final three options for the site design. Stay up to date on the project at www.clackamas.us/housingauthority/hillside/masterplan.html.

Scholarships Available for Emergency Service Course Studies

The Clackamas Emergency Services Foundation awards college scholarships to students who have chosen to pursue a course of study related to emergency services professions. Applicants for the Art Johnston Memorial Scholarship must be a high school senior, high school graduate or continuing college student.

Eligibility to apply for the program requires the applicant to be one of the following: 1) a resident of Clackamas County whose college studies are directed towards a career in fire science, law enforcement or emergency medical field, 2) an employee or volunteer of an organization who is a member of the Clackamas Emergency Services Foundation for a minimum of three years, who wants to further their education in fire science, law enforcement or emergency medical response, or 3) a child of that employee or volunteer, or the child of a deceased or retired employee or volunteer whose college studies will lead toward a career in fire science, law enforcement or emergency medical response.

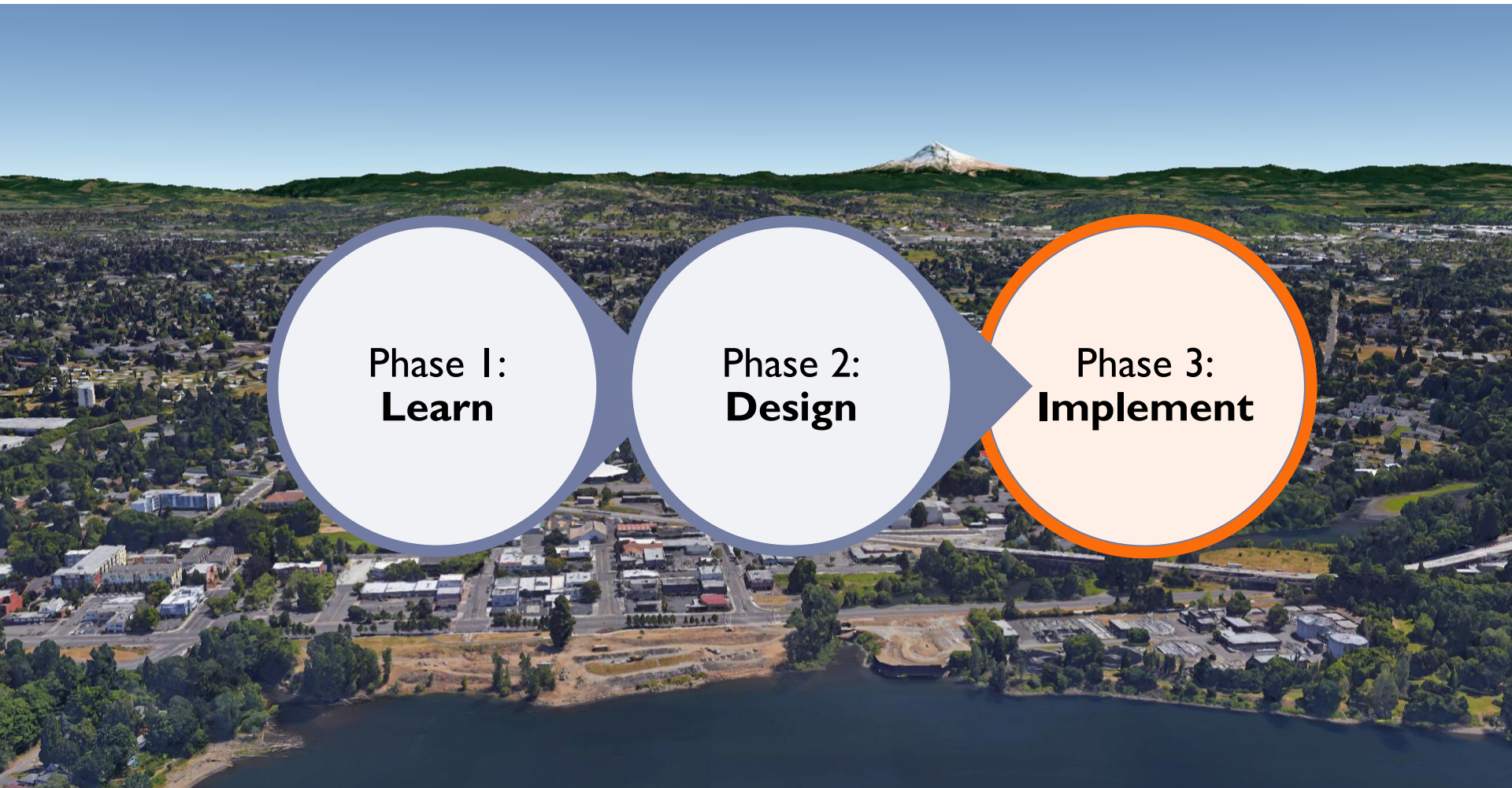
Applications and further eligibility requirements are available at the Clackamas Fire Administration office (11300 SE Fuller Rd., Milwaukie) or at www.clackamasfire.com/foundation.html. Completed forms are due by **May 3, 2019** to the administration office.



COTTAGE CLUSTER STUDY



Project Approach - ~1 Year Process



Stakeholder Advisory Group

Project Goals

- Community feedback loop
- Property owners, neighborhood representatives
- 3 meetings + Open House
- Review materials & make recommendations
- Develop performance measures

Explore missing middle housing

Understand financial feasibility

Find solutions for ownership and rental

Craft reproducible models

Diversify housing options

Research affordability at multiple price points

Cultivate community

PROJECT GOALS



Cottage Cluster

A Missing Middle Housing Type

- Smaller, more affordable units
- Density in a house form
- Fits neighborhood context
- Features central common area



MissingMiddleHousing.com is powered by Opticos Design.
Illustration © 2015 Opticos Design, Inc. 





Bungalow Court

- Price Point: \$135-450k / home
- Size: ~575-2,600 sq ft / home, plus porch
- Density: 16-24 DU/acre
- Structure type: detached single family home

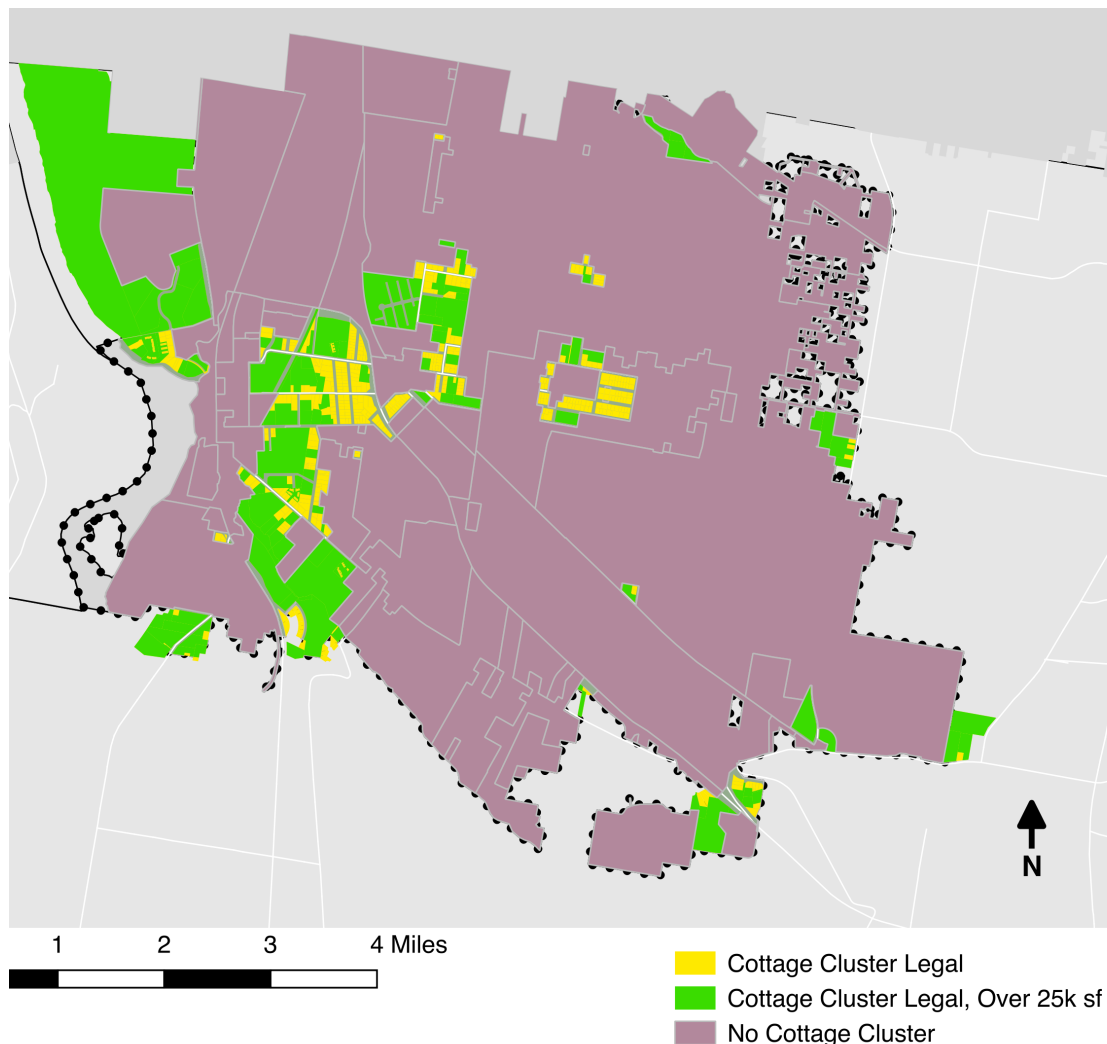


Townhome Court (High)

- Price Point: \$100-150k / home
- Size: ~800-900 sq ft / home, plus porch
- Density: 19-35 DU/acre
- Structure type: attached single family home

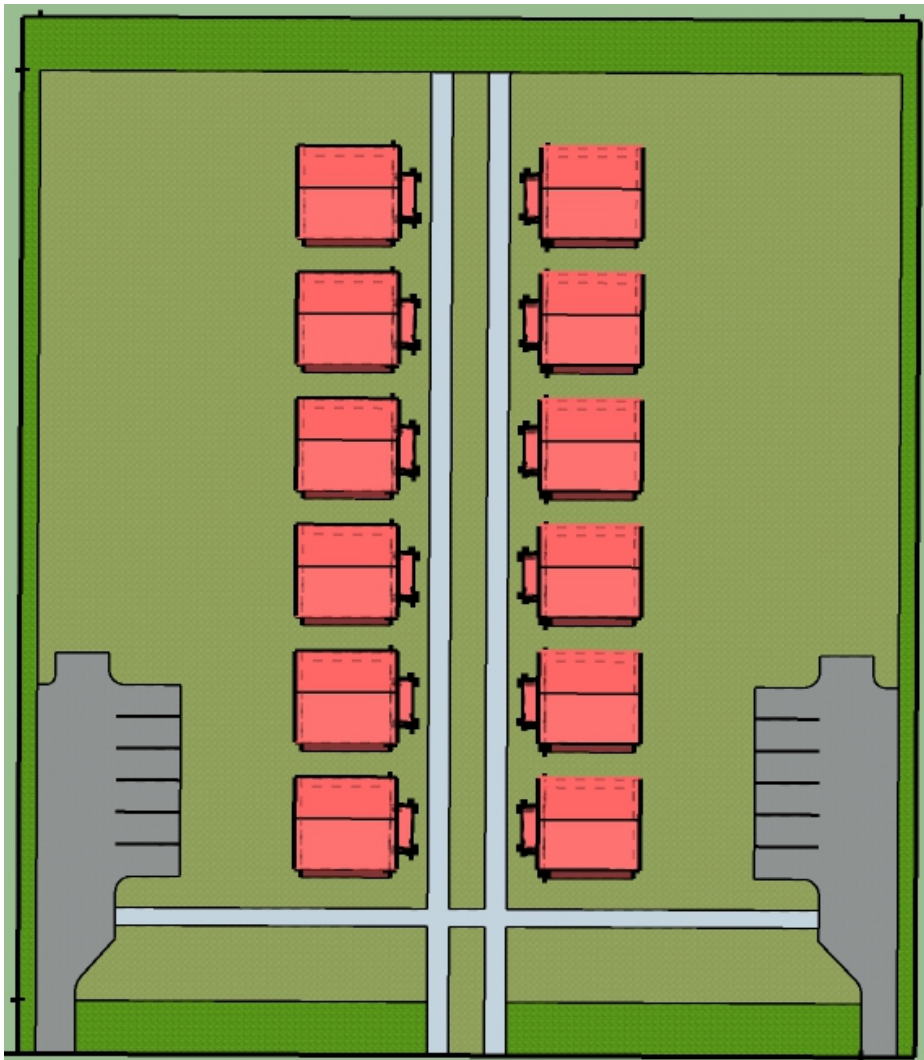
Note: *This case study project was built in 1999 by Rose CDC to provide affordable entry-level townhomes; prices thus do not reflect today's for-profit development economics.*

Effective Minimum Lot Size to get 12 units is 25,000 square feet



- Within the **13.5%** of City where Cottage Cluster is permitted...
- Only **16.5%** (142 of 863) of lots are 25,000 or larger in non-GMU zones that allow cottage cluster
- **Only 142 lots** where you can build the fully allowed 12 units
- However...

Larger sites are limited by the **maximum number of units** allowable



No incentive to develop sites larger than 25,000 square feet – only ever get 12 units.

Current code has 12 unit max each site

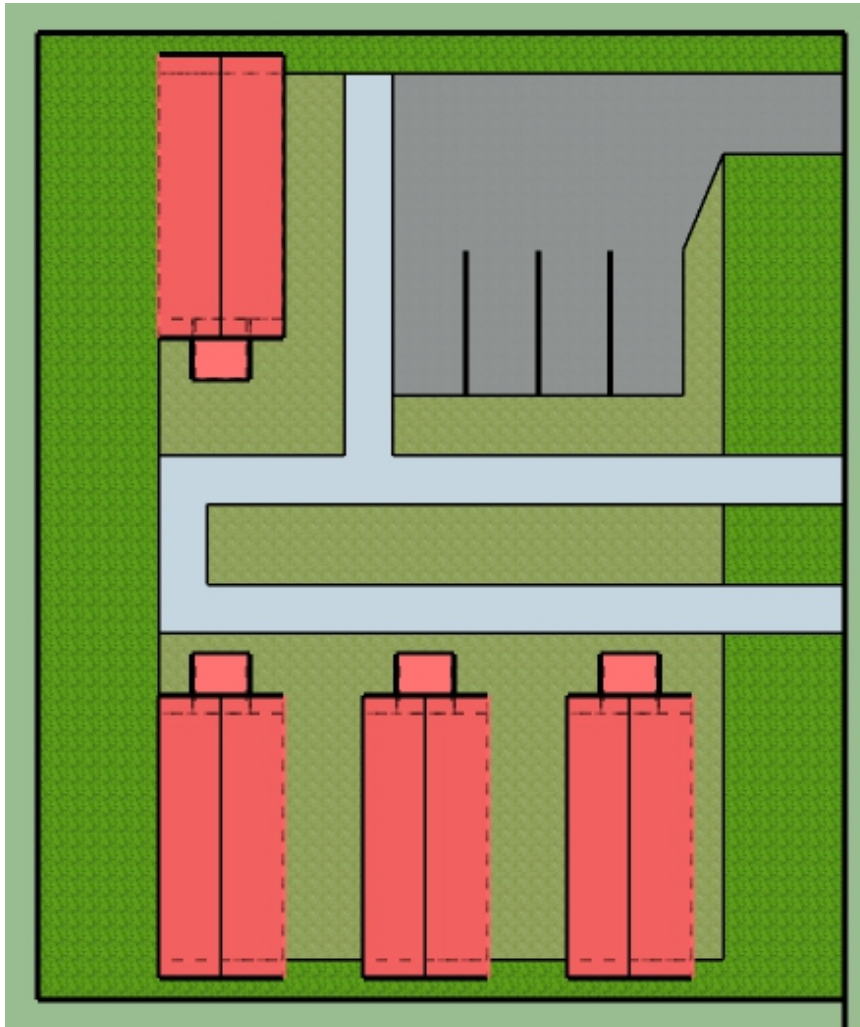
Example

- 73,000 square foot site – 12 units – 12 parking

One of Two Options:

- **Option A:** 12 Small Units – Lots of Unbuildable Space – Not Feasible
- **69.4% is left as vacant, unbuildable** open space, not including setbacks or common green
- **Option B:** 12 Big Expensive Units – Unaffordable

Smaller sites are limited by **density** constraints



Max Density

- R2 and R2.5 is 17.4 DU/Acre
- R3 is 14.5 DU/Acre
- R10, R7, R5 is not permitted

Example:

- 12,000 sq ft site
- 4 cottages, 1000 sq ft, 2-bedroom
- 14.6 DU/Ac
- *Does not work in R3: 0.1 DU/Ac too high*
- *Adding 5th unit ups density to 18.2 DU/Ac*

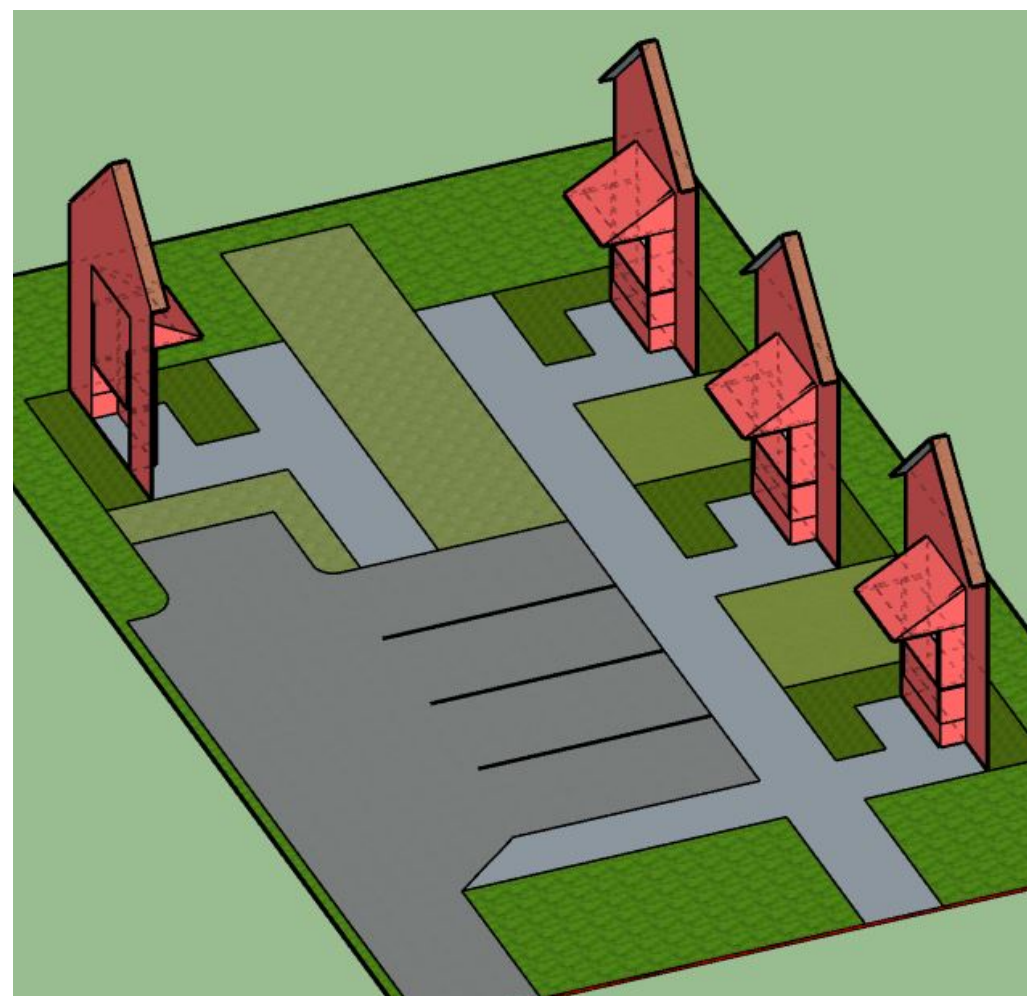
Limits Feasibility

- Each cottage would need to cost \$371,000 in order for this to pencil.
- With 5th unit, each unit cost would be \$353,000 or 5% less
- With 6th unit, each unit cost would be \$345,000 or 8.4% less
- *Traditional Courtyard Housing*

Setback requirements render small sites completely undevelopable

Example:

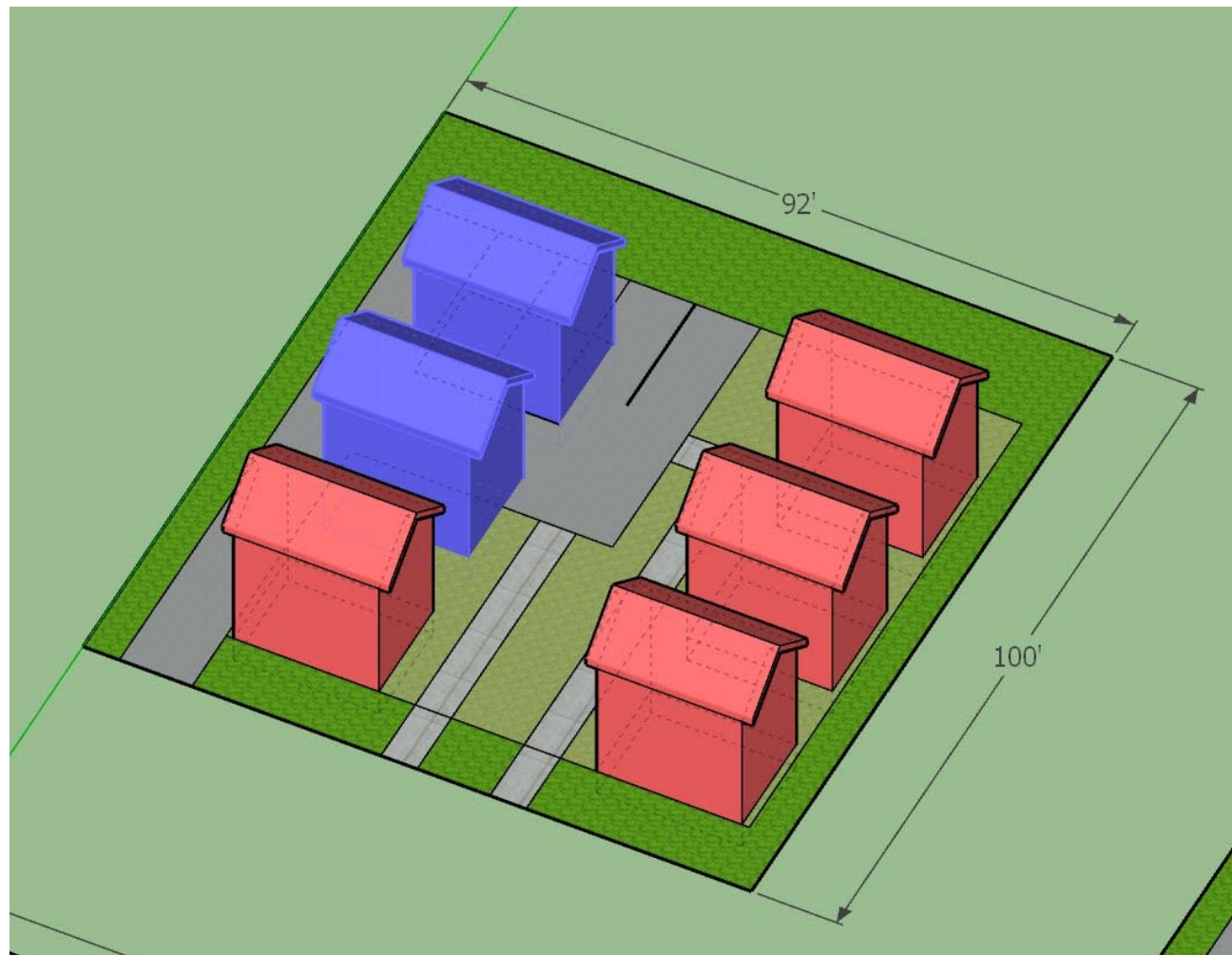
- 6,000 square foot site
- 4 "cottages" – front porches only!




So Many Setbacks = No Building Area

1. Front site setback: 15 ft
2. Side site setbacks: 5 ft each side
3. Rear site setback: 15 ft
4. Space between cottages: 10 ft
5. Minimum front yard depth: 10.5 ft
6. Minimum rear yard depth: 7.5 ft
7. Cottage other setback: 5 ft
8. Minimum private open space per cottage: 100 sq ft
9. Minimum dimensions of all sides of private open space: 10 ft
10. Minimum common open space area per cottage: 100 sq ft
11. Minimum dimension of one side of common open space: 20 ft

Parking and auto circulation standards compete with buildable site area



- Turning radius requirements:
 - 22' of maneuvering space required behind each 18' deep parking spot
- Ratios per unit:
 - 1 parking space per unit
- On-street parking doesn't count
- **= Eliminates 2 units!**

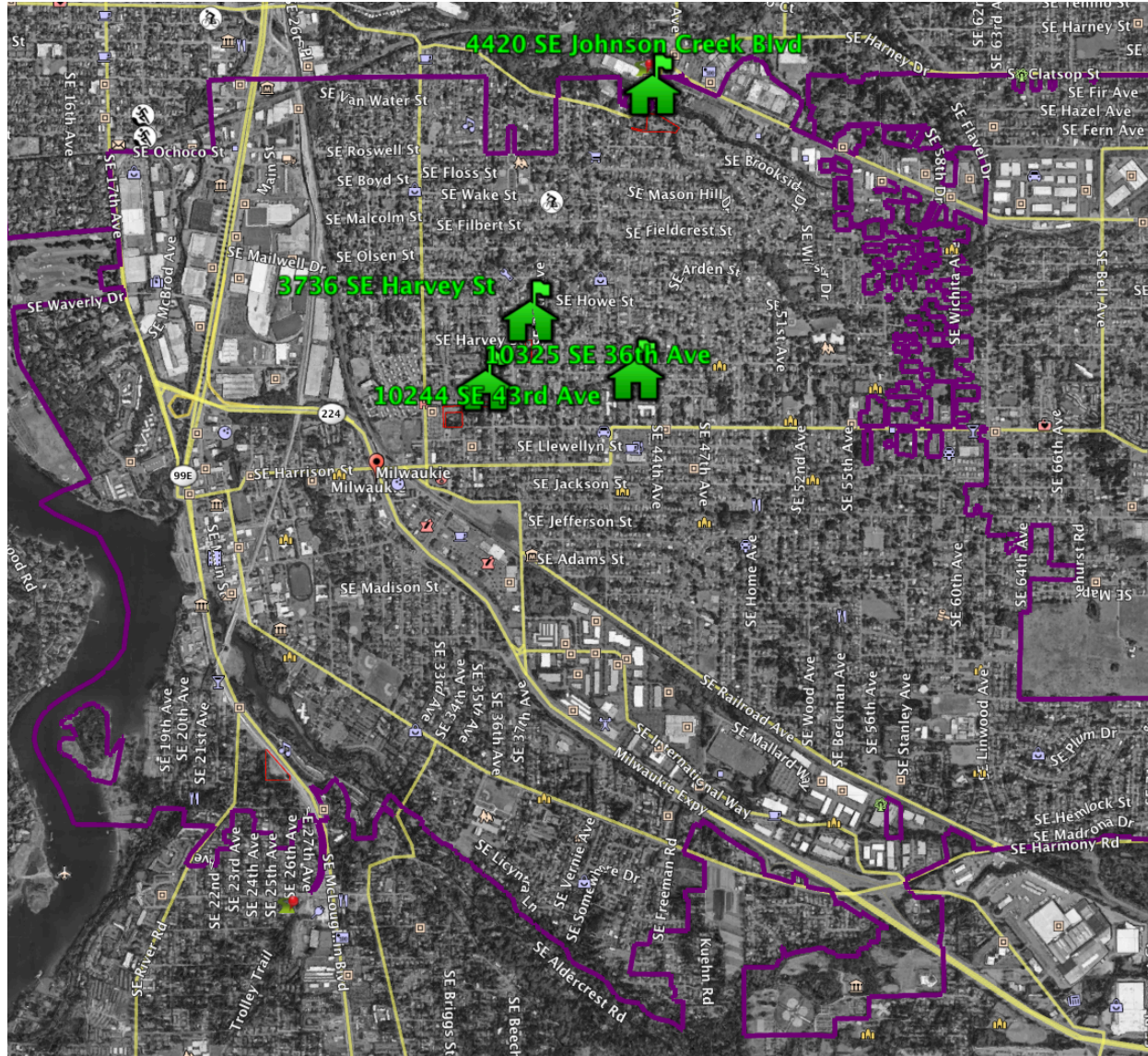


COTTAGE CLUSTER STUDY SITES



Milwaukie Cottage Cluster Study:

Study Site Locations



Cottage Cluster:

- 3736 SE Harvey St
- 10325 SE 36th Ave
- 4420 SE Johnson Creek Blvd

Pocket Neighborhood:

- 10244 SE 43rd Ave

Cottage Cluster Study Site

3736 SE Harvey St



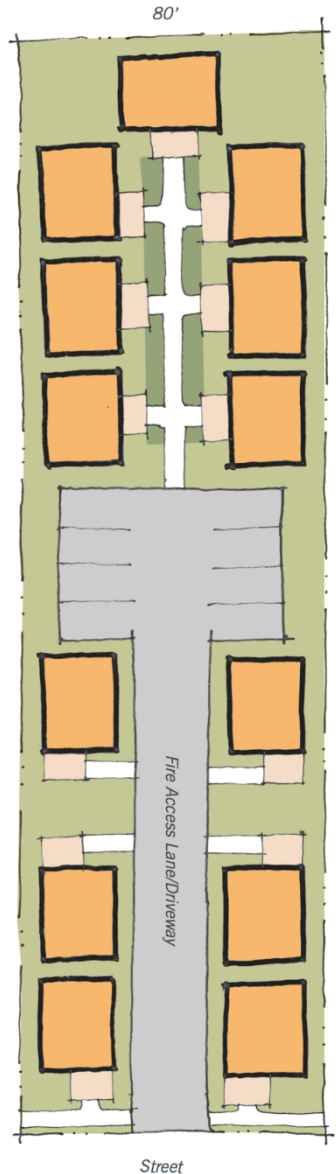
Deep and Skinny Lot

Existing Zoning: R7

Site Size: 24,000 sf

Cottage Cluster Study Site: Context-Sensitive Design

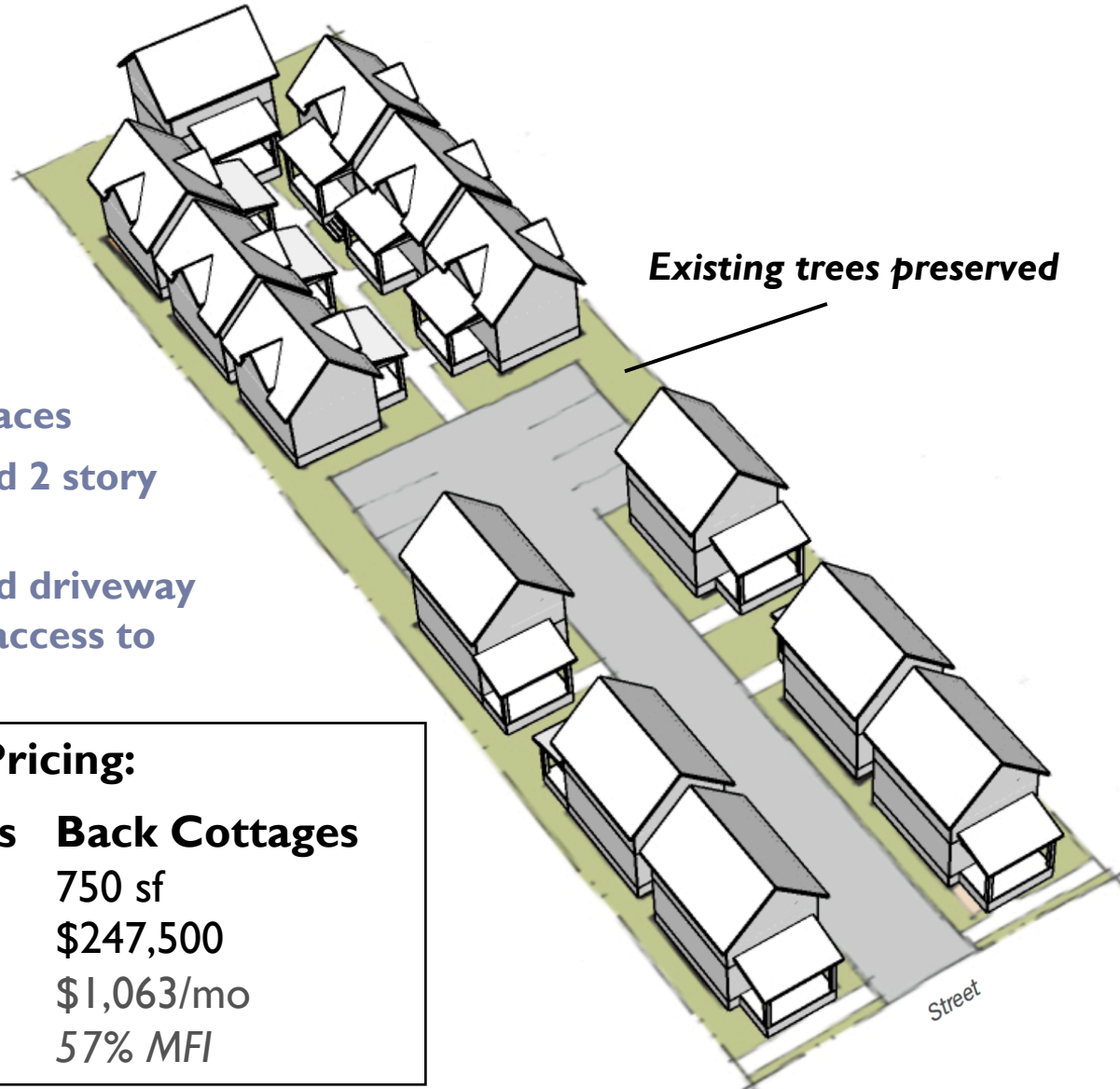
3736 SE Harvey St



- *Deep and Skinny Lot*
- *Existing Zoning: R7*
- *Site Size: 24,000 sf*
- *13 Units*
- *8 Parking Spaces*
- *Mix of 1.5 and 2 story cottages*
- *Hammerhead driveway turn for fire access to rear of site*

Pricing:

Front Cottages	Back Cottages
1,000 sf	750 sf
\$302,000	\$247,500
\$1,297/mo	\$1,063/mo
69% MFI	57% MFI



Cottage Cluster Study Site

10325 SE 36th

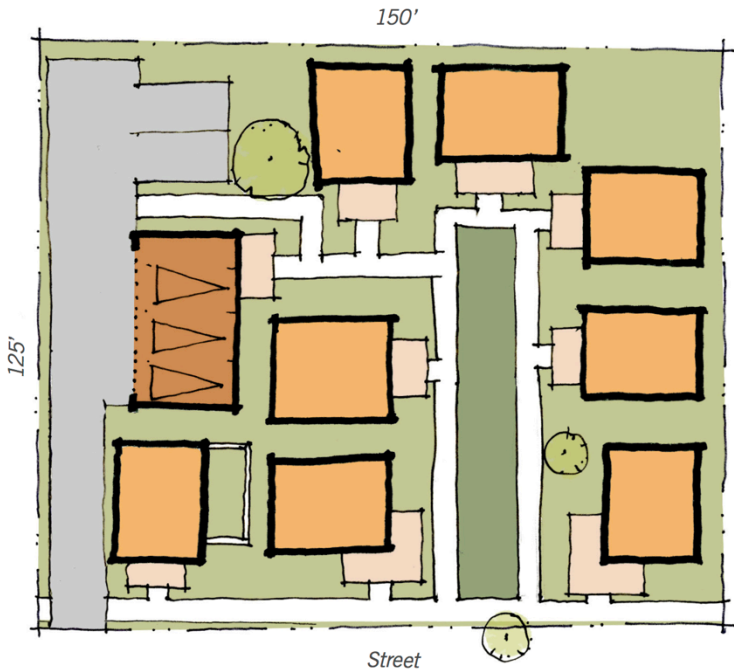


*Nearly square,
small-to-medium sized
infill lot*

Existing Zoning: R7
Site Size: 18,081 sf

Cottage Cluster Study Site: Context-Sensitive Design

10325 SE 36th



Nearly square, small-to-medium sized infill lot

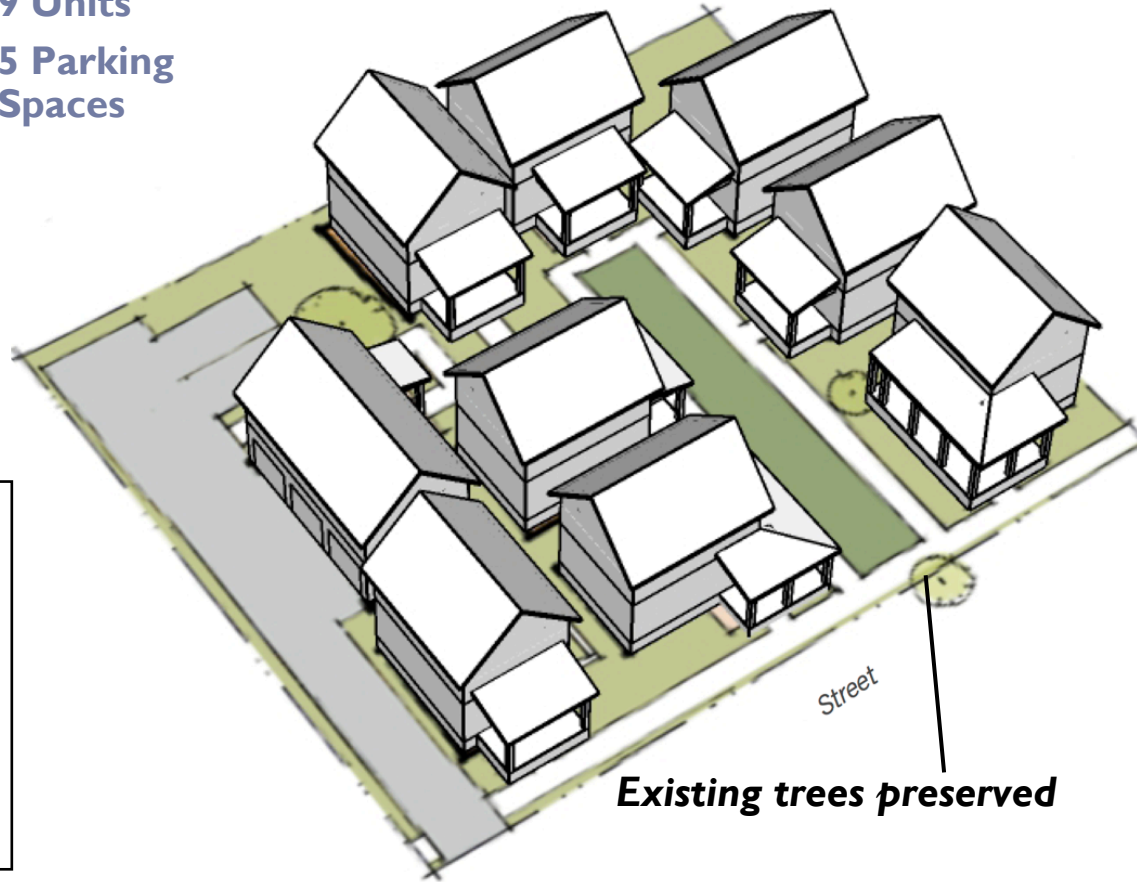
Existing Zoning: R7

Site Size: 18,081 sf

Mix of cottages and a Carriage House (used above three parking spaces)

9 Units

5 Parking Spaces



Pricing:

3-bed Cottages	Carriage House
1,000 sf	700 sf
\$316,500	\$234,500
\$1,359/mo	\$1,007/mo
73% MFI	54% MFI

Cottage Cluster Study Site

4420 SE Johnson Creek Blvd



**Large,
Irregular flag lot**

**Existing Zoning: R7
Site Size: 92,119 sf**

**Additional Lot:
4515 SE Roswell St
Site size: 14,810 sf
Currently contains duplex
Could be used to provide
future site access**

Cottage Cluster Study Site: Context-Sensitive Design

4420 SE Johnson Creek Blvd



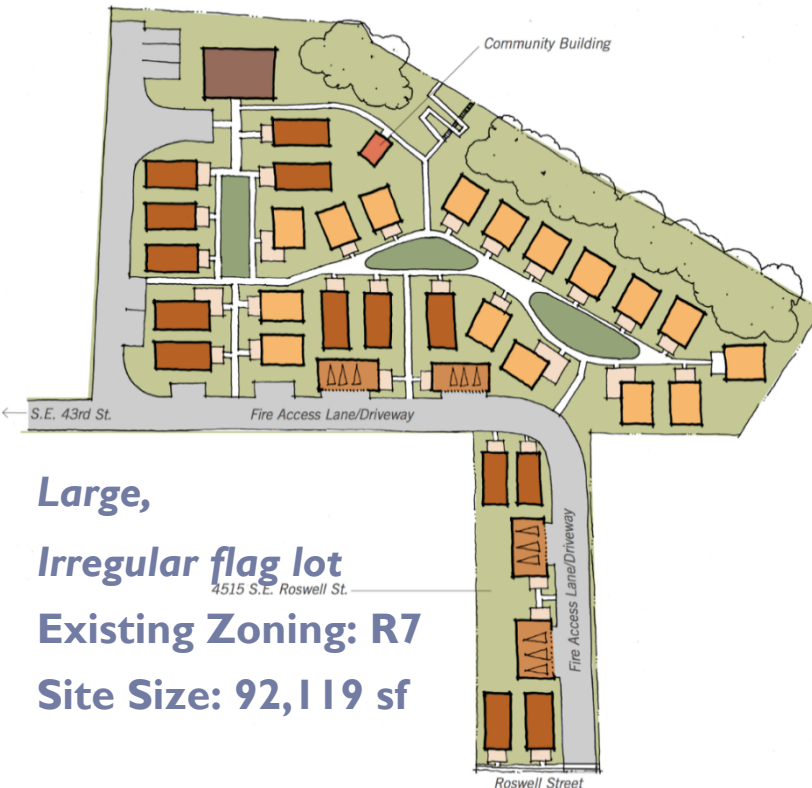
Pricing:

Skinny Cottages	Square Cottages	Carriage Houses
1,050 sf	1,000 sf	700 sf
\$320,250	\$305,000	\$228,900
\$1,375/mo	\$1,310/mo	\$983/mo
74% MFI	70% MFI	53% MFI

34 new units + 1 existing house

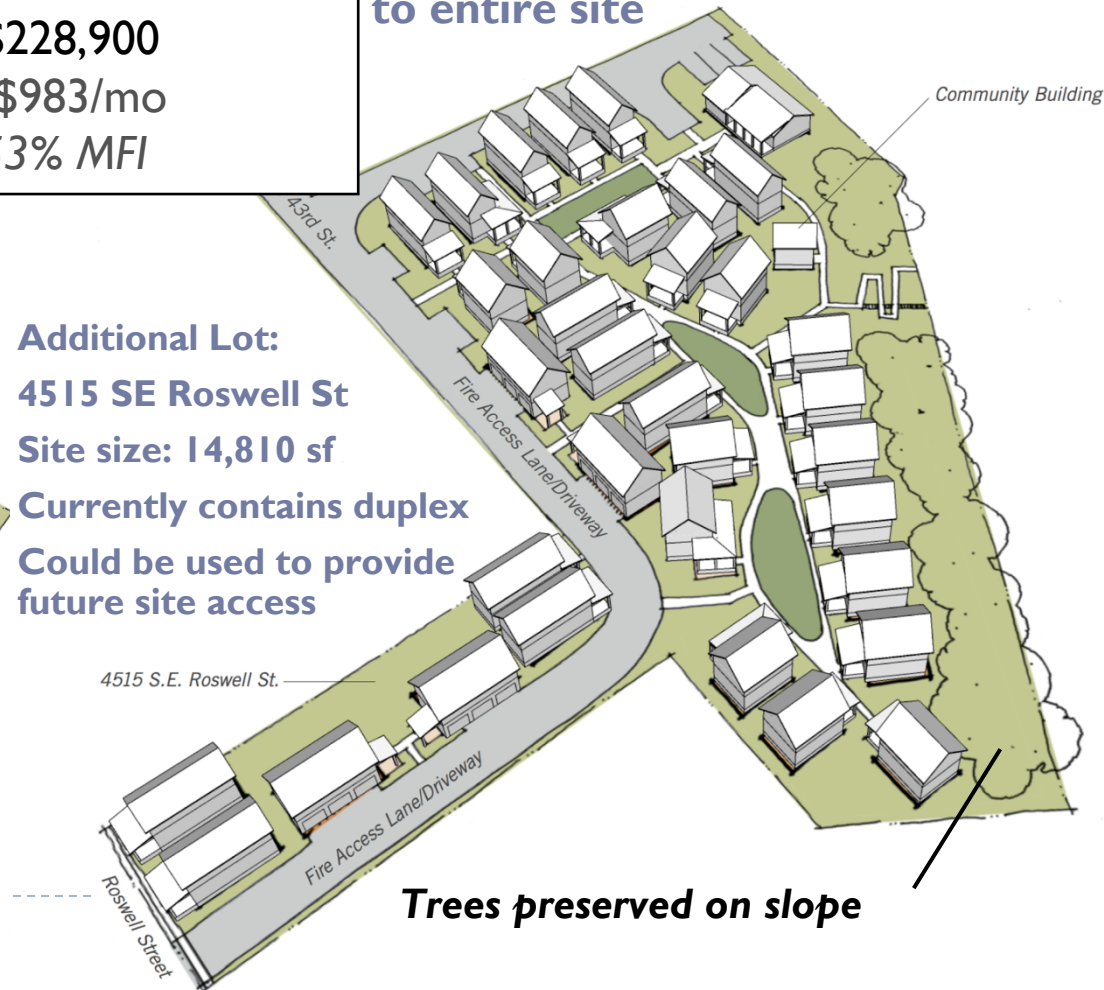
19 parking spaces

Fire access provided to entire site



**Large,
Irregular flag lot**
Existing Zoning: R7
Site Size: 92,119 sf

Additional Lot:
4515 SE Roswell St
Site size: 14,810 sf
Currently contains duplex
Could be used to provide future site access



Trees preserved on slope

Cottage Cluster Study Site

10244 SE 43rd Ave



*Medium-sized infill lot,
test Pocket Neighborhood
standards, potential zone
change*

Existing Zoning: R7

Potential Zone: R3

Site Size: 26,711 sf

Cottage Cluster Study Site: Context-Sensitive Design

10244 SE 43rd Ave



Pricing:

3-bed Cottages Carriage Houses

1,050 sf	700 sf
\$365,665	\$248,500
\$1,570/mo	\$1,067/mo
84% MFI	57% MFI

Medium-sized infill lot, test Pocket Neighborhood standards, potential zone change

Existing Zoning: R7

Potential Zone: R3

Site Size: 26,711 sf

10 New Units + Existing House

7 Parking Spaces



- **Mix of duplexes and carriage houses above parking**
- **Existing house preserved**
- **Accommodates City's desire for new street connection across site**

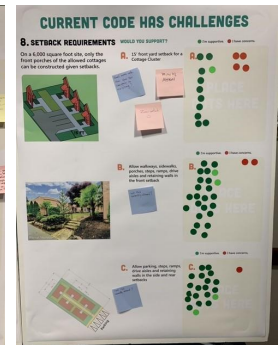
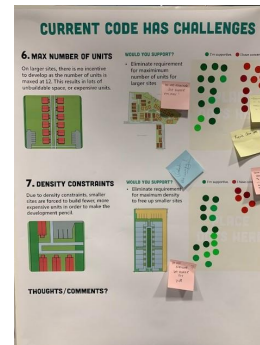
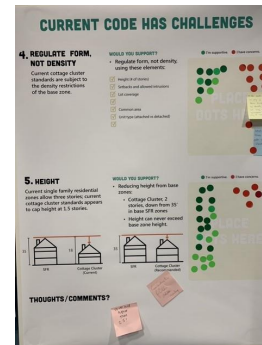
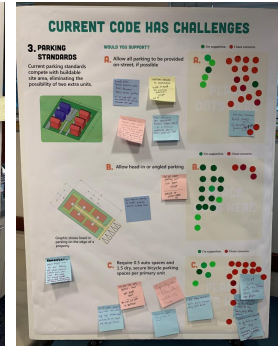
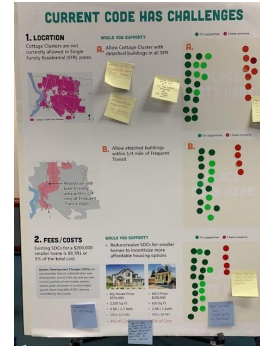
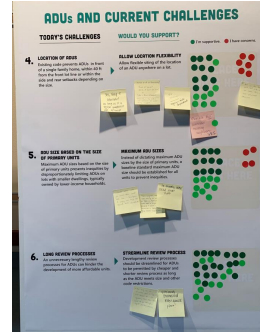
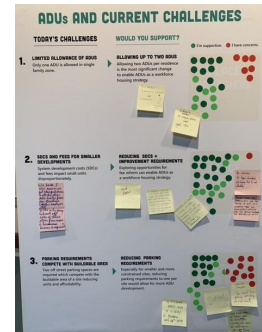


Open House Feedback and Recommendations



Milwaukie Cluster Housing and ADU Project

Open House Feedback



Milwaukie Cluster Housing and ADU Project

Open House Feedback: Cluster Housing

Opinion Themes

CURRENT CODE HAS CHALLENGES

1. LOCATION

Cottage Clusters are not currently allowed in Single Family Residential (SFR) zones.



WOULD YOU SUPPORT?

A. Allow Cottage Cluster with detached buildings in all SFR

LEAVE IN A Cottage Cluster "TRUCK" zones?

Where is the boundary for the Cottage Cluster?

● I'm supportive. ● I have concerns.



B. Allow attached buildings within 1/4 mile of Frequent Transit



● I'm supportive. ● I have concerns.



2. FEES/COSTS

Existing SDCs for a \$200,000 smaller home is \$9,781 or 5% of the total cost.

System Development Charges (SDCs) are one-time fees that are collected when new development occurs in the city and are used to fund a portion of new streets, sanitary sewers, parks and water to accommodate growth. More than 60% of SDC rates are controlled by the County.

WOULD YOU SUPPORT?

• Reduce/waive SDCs for smaller homes to incentivize more affordable housing options



• Big House Price: \$576,000	• ADU Price: \$200,000
• 2,350 Sq Ft	• 620 Sq Ft
• 4 BR / 2.5 Bath	• 2 BR / 1 Bath
• SDC: \$21,045	• SDC: \$9,781
• 4% of Cost	• 5% of Cost

● I'm supportive. ● I have concerns.



Generally Supportive Of:

• Location Proposals

- Allowing cottage clusters in all neighborhoods
- Allowing attached within short walk of transit

• Design Proposals

- Regulating elements of form instead of density

• Fee Proposals

- Reducing/eliminating fees to encourage workforce housing

Somewhat Concerned About:

• Parking-related issues

Milwaukie Cluster Housing and ADU Project

Open House Feedback: ADUs

Opinion Themes

ADUs AND CURRENT CHALLENGES

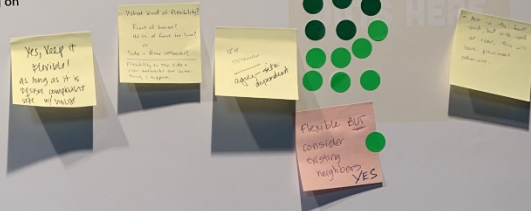
TODAY'S CHALLENGES

WOULD YOU SUPPORT?

● I'm supportive. ● I have concerns.

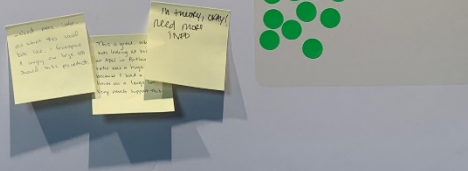
4. **LOCATION OF ADUS**
Existing code prevents ADUs in front of a single family home, within 40 ft from the front lot line or within the side and rear setbacks depending on the size.

ALLOW LOCATION FLEXIBILITY
Allow flexible siting of the location of an ADU anywhere on a lot.



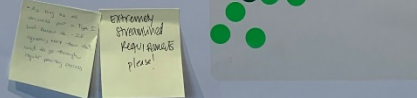
5. **ADU SIZE BASED ON THE SIZE OF PRIMARY UNITS**
Maximum ADU sizes based on the size of primary units presents inequities by disproportionately limiting ADUs on lots with smaller dwellings, typically owned by lower-income households.

MAXIMUM ADU SIZES
Instead of dictating maximum ADU sizes by the size of primary units, a baseline standard maximum ADU size should be established for all units to prevent inequities.



6. **LONG REVIEW PROCESSES**
An unnecessary lengthy review processes for ADUs can hinder the development of more affordable units.

STREAMLINE REVIEW PROCESS
Development review processes should be streamlined for ADUs to be permitted by cheaper and shorter review process as long as the ADU meets size and other code restrictions.



Generally Supportive Of:

- **Location Proposal**
 - Allow location flexibility on each site
- **Quantity Proposal**
 - Allow up to two ADUs for each primary home
- **Design Proposals**
 - Do not require ADU to match primary home
 - Allow detached ADUs of 800 sq ft
 - Allow internal ADUs to fill one floor of a home
- **Fee Proposals**
 - Reducing/eliminating fees to encourage ADUs

Somewhat Concerned About:

- **Parking-related issues**



CLUSTER HOUSING CODE PROPOSAL



Impact of Policy Changes on Affordability

	Zone Standards	Sales Price Per Unit	# of Units	Monthly Mortgage Payment	Monthly Rent Per Unit
<div>LESS AFFORDABLE</div> <div>↑</div> <div>↓</div> <div>MORE AFFORDABLE</div>	Standard single-family home	\$575,800 (181% AMI)	1	\$2,473	\$3,361 (180% AMI)
	Current cottage cluster standard	\$334,000 (107% AMI)	4	\$1,434	\$2,900 (155% AMI)
	Remove density limit	\$231,000 (82% AMI)	5	\$992	\$2,061 (110% AMI)
	Reduce setbacks and separation standards	\$216,300 (77% AMI)	7	\$929	\$1,888 (101% AMI)
	Reduce private and shared yard standards	\$207,100 (74% AMI)	8	\$889	\$1,773 (95% AMI)
	Allow on-street parking to count	\$202,100 (72% AMI)	9	\$868	\$1,674 (90% AMI)
	Increase height to two full stories	\$199,600 (71% AMI)	10	\$857	\$1,643 (88% AMI)
	Allow attached unit types	\$191,000 (68% AMI)	15	\$820	\$1,538 (82% AMI)

Milwaukie Cluster Housing Code

Key Points



- **No silver bullets** for affordability
 - Requires **multiple changes** to achieve workforce housing prices
- Allow detached version in **all residential** zones
- Allow attached buildings **near transit** and commercial areas
- Regulate building **form rather than density**
- **Reduce setbacks** and open space requirements
- **Reduce parking** and on-site circulation requirements, add bicycle parking
- **Reduce or waive fees**, such as SDCs and Frontage Improvement Fees



Cluster Housing Proposal:

Home Size: Drives home price



- Big House Price: \$576,000
- 2,350 Sq Ft
- 4 BR / 2.5 Bath

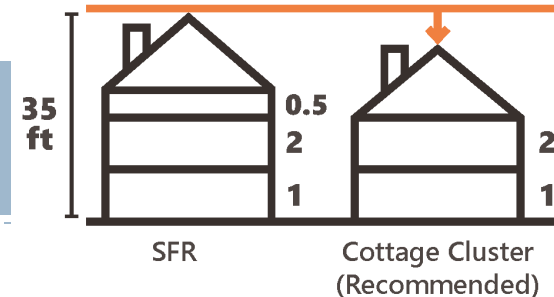


- Cottage Price: \$200,000
- 620 Sq Ft
- 2 BR / 1 Bath

Home Type	Home Size	% of Homes in Cluster	# of Homes by Type	Home Price	Monthly Mortgage	MFI Purchase Affordability
4 Bedroom	1,600	30%	1	\$512,000	\$2,199	118%
3 Bedroom	1,300	30%	2	\$453,725	\$1,944	104%
2 Bedroom	950	20%	3	\$341,876	\$1,468	79%
1 Bedroom	700	20%	4	\$248,500	\$1,067	57%
Avg. Home Size	985	100%	10	\$343,908	\$1,476	79%

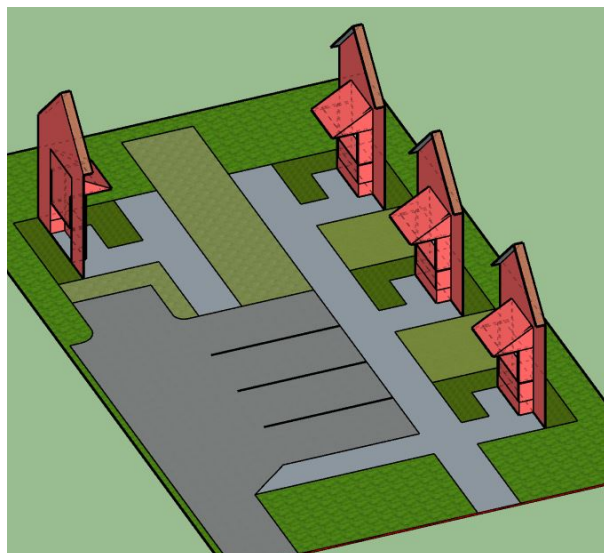


Home Size: PROPOSED STANDARDS



Standard	Low-density neighborhoods	Transit-connected locations	Commercial and Multifamily zones
Home size			
<i>Building footprint maximum</i>	1,000 sf	1,200 sf	1,200 sf
<i>Maximum floor area per each home</i>	1,600 sf		
<i>Maximum average floor area for all homes on a site</i>	1,000 sf		
Height			
<i>Max # of stories</i>	2	2.5	3
<i>Max height between 5 & 10 ft of rear lot line</i>	15 ft		
<i>Max height to eaves facing common green</i>	1.618 times the narrowest average width between two closest buildings		

Home Separation and Setbacks: Requirements impact developability

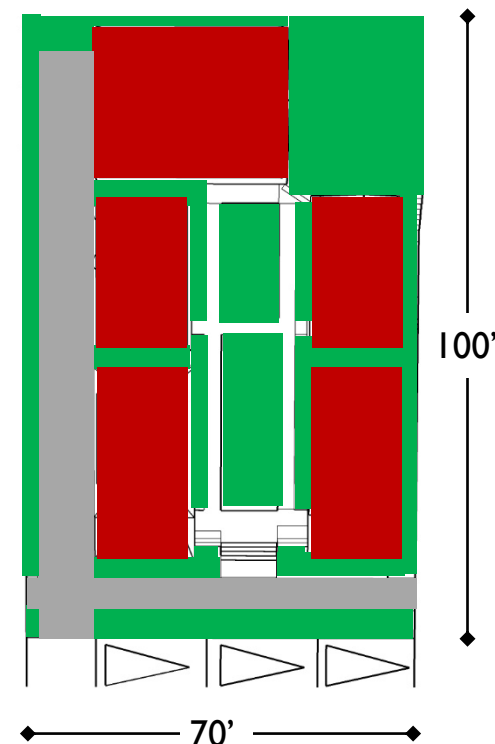


Existing Code:

1. Front site setback: 15 ft
2. Side site setbacks: 5 ft each side
3. Rear site setback: 15 ft
4. Space between homes: 10 ft
5. Min. front yard depth: 10.5 ft
6. Min. rear yard depth: 7.5 ft
7. Cottage other setback: 5 ft
8. Min. private open space per cottage: 100 sq ft
9. Min. length of all sides of private open space: 10 ft
10. Min. common open space area per cottage: 100 sq ft
11. Min. length of one side of common open space: 20 ft

PROPOSED STANDARDS:

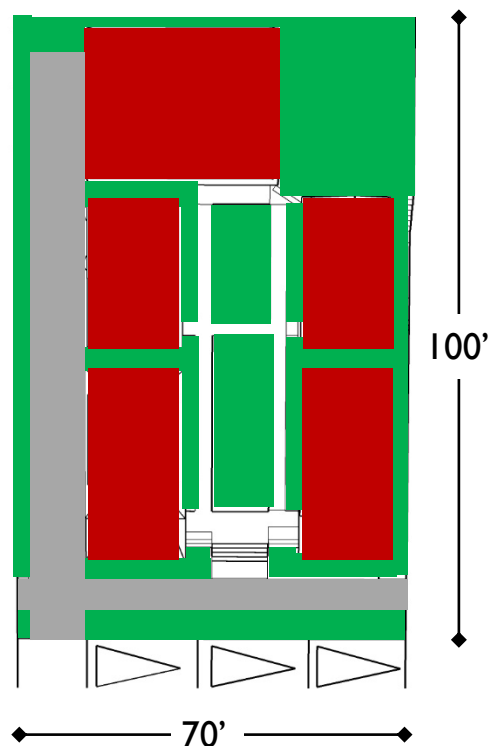
- 15' front setback for Cottage Cluster
- Allow walkways, sidewalks, porches, steps, ramps, drive aisles and retaining walls in the front setback
- Allow parking, steps, ramps, drive aisles and retaining walls in the side and rear setbacks



Proposed New Code:

1. Front site setback: 15 ft
2. Side site setbacks: 5 ft each side
3. Rear site setback: 5 ft
4. Space between homes: 4 ft
5. Min. common open space area per home: 100 sq ft
6. Min. common open space dimensions: 12 x 20 ft

Parking Standards: Less space for cars allows more room for homes



PROPOSED STANDARDS:

- Allow **parking to be provided on-street** if possible
- Allow **head-in or angled parking** to be used to increase the amount of on-street parking (*if this fits within the ROW width*)
- **Do not require any additional parking for ADUs** (*that are provided as an accessory to a primary home of a cottage cluster*)
- Allow the **sidewalk to intrude into the front setback** (*to make room for angled on-street parking*)
- **For lower-density neighborhoods:** Require 1.0 auto parking space per primary home
- **For transit-connected locations:** Require 0.5 auto spaces per primary home
- **For commercial and mixed-use zones:** Require 0.25 auto spaces per primary home
- Require **1.5 dry, secure bicycle parking spaces and 0.5 visitor bicycle parking space** for every home (*4 primary homes + 4 ADUs, 8 total, would need 12 dry + secure and 4 visitor bicycle parking spaces*)
- Allow secure, dry bicycle parking facilities to be provided **within** residential units

Milwaukie Cluster Housing Code

Proposed Standards

Standards	Low-density neighborhoods	Transit-connected locations	Commercial and multifamily zones
Home types			
Buiding types allowed	Detached	Attached	Attached
Home size			
Building footprint maximum	1,000 sf	1,200 sf	1,200 sf
Max floor area per home	1,600 sf		
Max average floor area per home	1,000 sf		
Height			
Max # of stories	2	2.5	3
Max structure height between 5 & 10 ft of rear lot line	15 ft		
Max height to eaves facing common green	1.618 times the narrowest average width between two closest buildings		
Setbacks, separations, and encroachments			
Separation between homes (minimum)	4 ft	0 ft	0 ft

Milwaukie Cluster Housing Code

Proposed Standards (con't)

Standards	Low-density neighborhoods	Transit-connected locations	Commercial and multifamily zones
Side and rear site setbacks	5 ft		
Front site setback (min.)	15 ft	10 ft	0-10 ft
Front site setback (max)	20 ft		
Lot Coverage, Impervious Area, Vegetated Area			
Lot coverage (max)	50%	55%	60%
Impervious area (max)	60%	65%	70%
Vegetated site area (min)	35%	30%	25%
Tree cover (min @ maturity)	40%		
Community and common space			
Comm. bldg. footprint (max)	1,500 sf	2,000 sf	3,000 sf
Parking			
Auto parking spaces per primary home (min)	1	0.5	0.25
Dry, secure bicycle parking spaces per home (min)	1.5		
Guest bike spots/home (min)	0.5		



ADU CODE PROPOSAL



Milwaukie ADU Study

What is an ADU?

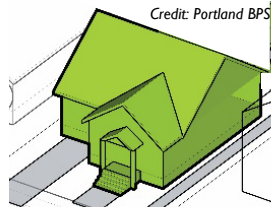
- An **Accessory Dwelling Unit (ADU)** is a self-contained home on same property as a primary home
- ADUs can be **detached, attached, or internal** to the primary home
- Opportunity to diversify the housing market within existing neighborhoods
- Can match peoples' needs at different life stages and incomes – not everyone needs or can afford a large single family home
 - Allow age in community
 - Allow supplemental income
- Also known as **granny flats, carriage houses, in-law units, backyard cottages**, and other names



Impact of Policy Changes on ADU Affordability

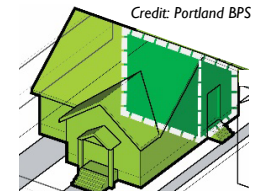


Credit: Portland BPS



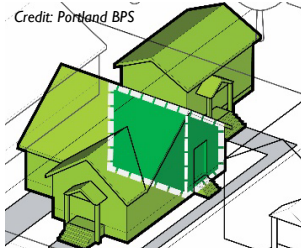
House

Credit: Portland BPS



House + 1 ADU
(internal)

Credit: Portland BPS



House + 2 ADUs
(internal + external)

LESS
AFFORDABLE



MORE
AFFORDABLE

Cost Per Unit

Housing Situation

Monthly Rent
Per Unit

\$575,800

Standard single-family home

\$0

\$395,300

Single-family home

\$0

\$195,800

Attached ADU

\$1,160

(62% AMI)

\$395,300

Single-family home

\$0

\$195,800

Attached ADU

\$1,160

(62% AMI)

\$240,600

Detached ADU

\$1,780

(95% AMI)

Remove Parking Requirement

\$395,300

Single-family home

\$0

\$195,800

Attached ADU

\$1,130

(60% AMI)

Remove Parking Requirement; Remove SDCs

\$395,300

Single-family home

\$0

\$184,800

Attached ADU

\$1,040

(56% AMI)

\$217,800

Detached ADU

\$1,660

(89% AMI)

Milwaukie ADU Code

Key Proposals



- Allowing **two ADUs per primary residence**: most significant change to enable ADUs as workforce housing strategy
- **Reducing SDCs for ADUs** is the second most effective strategy
- **Reducing parking requirements** is critical on smaller / more constrained sites
- **Review process should be streamlined** for ADUs to allow permit approval by right as Type I review as long as ADU meets size and other code restrictions
- **Ease design limitations**, including height and location, to allow ADUs on more sites
- **Owner occupancy restrictions** should be reconsidered to allow more rentals
- **Max sizes of ADUs** in relationship to primary units should become simple max ADU sizes to allow ADUs on sites with small primary units



Number of ADUs allowed: Expand to two per primary home

Expand number of ADUs per primary home with minimal impact on lot or neighborhood:

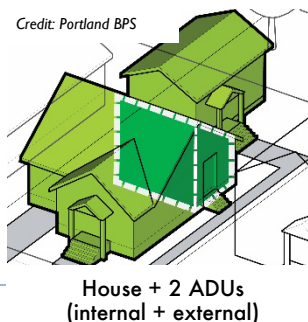
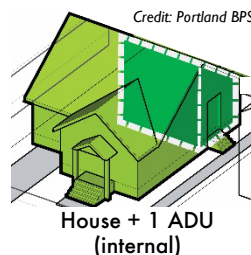
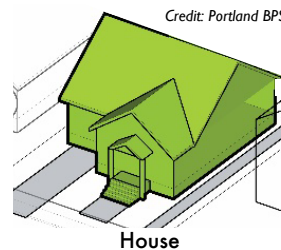
- 1 main house
- 1 main house + 1 ADU
- 1 main house + 2 ADUs

Questions:

- Allow 2 ADUs of any type?
 - 2 internal?
 - 2 external
 - 1 internal + 1 external?

PROPOSED STANDARD:

- 2 ADUs of any type



Carriage House Concept: Allow transition to traditional neighborhood feel

Existing Code: ADU Location

- Not within 40 ft of front lot line
 - 10 ft behind required front yard
 - Type I Review: Same setbacks as base zone
 - Type II Review: 5' side/rear setbacks
-
- ADUs located at the street property line above a garage: “carriage houses”
 - These can reduce the impact of the automobile on the private yard, making more room for non-auto uses



PROPOSED STANDARDS:

- Allow Carriage Houses within 0 to 8 ft of the street property line, with Type II review
- Carriage House height limits:
 - To peak of roof: 18 ft
 - To mid-point of roof: 15 ft
- Carriage House width limits:
 - 30% of the lot frontage (including all attached decks, staircases)
- Allowed encroachments:
 - Decks, porches, eaves: up to the sidewalk line

Parking Standards: Enable ADUs on constrained sites

Existing Code: ADU Parking

- 2 parking spaces required for any home with an ADU (1 for the home, 1 for the ADU)

Discussion:

- Parking requirements drive up ADU costs, limit feasibility on small sites
- **DLCD** recommends: not requiring parking for ADUs

PROPOSED STANDARDS:

- Don't require off-street parking for ADUs
- If an ADU replaces the only off-street parking space for a primary dwelling unit, allow for **on-street parking** to count towards required if frontage is improved
- Require **1.5 secure, dry + 0.5 guest bicycle parking spaces** for each home on a site, including primary and accessory homes



Question:

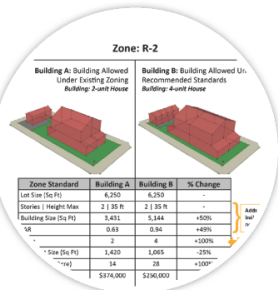
- Is it fair to require frontage improvements if on-street parking is used to replace required off-street parking for the primary home?

Milwaukie ADU Proposal

PROPOSED STANDARDS

Standard	ADU: Type I Review	ADU: Type II Review
Maximum Structure Footprint	900 sq ft, or up to the same footprint size as the primary structure, whichever is less.	
Maximum Structure Height	Same as base zone height. 15' if within setbacks but at least 5' from side or rear lot line. 18' for carriage homes.	Same as Type I, or 15' if a ADU is proposed for within setbacks with any portion between 3 ft and 5 ft of a side or rear property line.
Required Side/Rear Setback	5'	3'
Required Front Setback	10' behind front yard as defined in Section 19.201, unless at least 40' from front lot line.	Zero if fronting onto an alley or street and where a garage is proposed for the first floor of an ADU.
Lot coverage	10% bonus above base zone	
Tree cover (min @ maturity)	40%	
Required Street Side Yard	Base zone requirement for street side yard, unless fronting onto an alley or side street, in which case 0'.	

Cottage Cluster Housing Feasibility and Accessory Dwelling Unit (ADU) Studies



Moving from
Policy to Practice



Orange Splot

Planning
Commission,
June 25, 2019

